



Seven Hills

A Senior Golf Community in Hemet, California

Newsletter

SEVEN HILLS PROPERTY OWNERS ASSOCIATION

NOVEMBER 2024



THANK YOU VETERANS

FOR YOUR SERVICE



VOTE FOR YOUR FUTURE AND VOTE FOR YOUR BOARD



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Visit Our Website at: www.sevenhillspoaofhemet.com

The Seven Hills Property Owners Association (SHPOA) Is A Non-Profit Mutual Benefit Association

UPCOMING COMMUNITY EVENTS

November 6th – Board of Directors Meeting at 6:30 pm

Speaker: Representative from the California Senior Medical Patrol

December – DARK

January 1st – Board of Directors Meeting at 6:30 pm

February 5th – Board of Directors Meeting at 6:30 pm



FUN TRIVIA QUIZ



1. What is a baby kangaroo called?
a) Calf b) Pup c) Joey d) Kit
2. What is a group of cats called?
a) A clowder b) A cuddle
c) A chaos d) A gaggle
3. Which country is known as the "Land of the Rising Sun"?
a) China b) South Korea
c) Japan d) Thailand
4. What is the quirky name for a sudden heavy rainstorm in America?
a) Cloud hospital b) Gully-washer
c) Water raid d) Drip bomb
5. What is cognitive dissonance?
a) Conflict between attitudes and behaviors
b) Increased social interaction
c) Heightened emotional states
d) Enhanced cognitive function
6. What phenomenon describes animals oddly predicting the weather?
a) Animal magnetism b) Bioclimatology
c) Weather wizards d) Predictive behaviors
7. What's known as a sign of affection in relationships but feels really gross under the arm?
a) A kiss b) A hug
c) A nibble d) Armpit lick

Answers: 1c; 2a; 3b; 4b; 5a; 6d; 7d.

SEVEN HILLS BOARD OF DIRECTORS AND CONTRIBUTOR INFORMATION

	Title	Name	Phone #	Extension	Email Address
B O A R D M E M B E R S	President	Ken Graff	(844) 474-4557	700	president@sevenhillspoaofhemet.com
	Vice-President	Linda Wilcox	(844) 474-4557	701	vp@sevenhillspoaofhemet.com
	Secretary	Position Open	(844) 474-4557	702	secretary@sevenhillspoaofhemet.com
	Treasurer	Randy Young	(844) 474-4557	703	treasurer@sevenhillspoaofhemet.com
	Architectural	Vincent Oliveri	(844) 474-4557	704	arch@sevenhillspoaofhemet.com
	CC&R's	Mauria Ganther	(844) 474-4557	705	ccrs@sevenhillspoaofhemet.com
	Safety Monitor	Bob Fisk	(844) 474-4557	706	safetymonitor@sevenhillspoaofhemet.com
O T H E R S	Administration	Sandra Allbright	(951) 658-6178 (844) 474-4557	0	sevenhillsmembership@gmail.com
	Advertising	Sandra Allbright	(844) 474-4557	0	sevenhillsmembership@gmail.com
	Referral Services	Andrea Doria	(844) 474-4557	2	referrals@sevenhillspoaofhemet.com
	Newsletter Dist.	Marta Miner	(844) 474-4557	3	newsdelivery@sevenhillspoaofhemet.com
	Newsletter Editor	Gary Bieber	(844) 474-4557	4	sevenhillseditor@gmail.com

SEVEN HILLS PROPERTY OWNERS ASSOCIATION MONTHLY MEETING SCHEDULE FOR 2024

Wednesday, November 6th, 20246:30 p.m.

DecemberDARK

Wednesday, January 1st, 20246:30 p.m.



All meetings are held at the Seven Hills Member's Club • 3050 Jacaranda Way, Hemet, CA

Important Message From Your Board President



Dear Seven Hills Neighbors,

Our Wednesday, November 6th SHPOA meeting will be starting at 6:30 PM at the Members Club. It is actually going to be two meetings: One meeting will be a short regular public meeting of the Board as are held monthly, the other will be the ANNUAL MEMBERS MEETING.

Results of the annual election of Board members will be tabulated and announced for 2025 and the new members seated will meet in January to select and appoint positions of President, Vice President, Secretary, Treasurer, Architecture, and CC&R. Please make plans to attend. At the time I'm writing this report a speaker for program has been requested from the California Senior Medical Patrol (SMP) and I was assured that one of their representatives would be there to present a program covering various common senior abuses and scams that we often are exposed to. This Annual Members meeting should be worth your time.

It was brought to the Board's attention that as the days have become shorter some residents were hesitant to come because of darkness. I'm happy to report that the Members Club groundskeeper has installed lights along the sidewalk and steps between the main entrance and the street to make it safer for everyone.

At our last public meeting a question was voiced about the requirement of a quorum to conduct business. Since then, the Board has met to answer this question and I wanted to share with you a brief summary of meeting types and quorum requirements. Members Meetings are required twice a year: one annual meeting in November and a Semi-Annual meeting in May of each year: If business is to be conducted in need of a vote, a quorum of 100 members is required. The May meeting has historically been to receive comments and concerns from members to address during the year by the

Board and then a speaker presents on a topic of interest to our residents.

Seldom has there been a full quorum at those meetings. While well attended, perhaps over 100 residents, couples living at the same address only represent one vote towards a quorum. Business conducted at the November meeting is the election of Board members and at every election there have been over 100 qualified member votes that count towards the required quorum which are represented in the form of a written ballot. If there are changes to Articles of Incorporation, Bylaws, or CC&Rs it does require the votes of over 100 of the Association members, all other regular business of the association can be conducted by the Board. Board meetings are held monthly. During the summer months, evening meetings are not held, but the Board still comes together as needed to conduct the Association's business.

It's come to my attention that some residents are concerned about financial reports being made available to the members. If you would like to request a copy of any financial report, simply make that request by writing to the POA Administrator and the information will be provided. While a monthly Treasurer's Report can be expected in the Newsletter, it is not felt that the pages required to print full financial information monthly in the Newsletter would be of interest to most residents. Those interested are invited to request a copy as they wish.

Hope to see you at the meeting on November 6th at 6:30.

Ken Graff
President, SHPOA





If you would like to receive an email reminding you of Seven Hills POA MEETINGS or EVENTS, please send me an email and I will add you to the email blast. Your email address will NOT be shared!

One of the things that residents said they were interested in when they filled out the Survey was a BOOK CLUB.

I am please to let you know a BOOK CLUB is in the beginning stages of being planned.

Because the POA does not own any property or buildings, we will be having our meetings in the Seven Hills Members Club.

If you are interested in joining the BOOK CLUB, it will require you to become a member of the Members Club. The Seven Hills POA encourages folks to become members. Together we can stay a PREMIER Senior community.

The dues are \$30.00 a month for a single membership, and \$45.00 a month for two people.

We are in beginning stages of planning how often we will meet, the time and day, how the book will be chosen, would you be interested in having a sip and read book club, having wine if one chooses, cheese and crackers?

We will be having two more planning meetings:

November 7th at 2:00PM
December 4th at 2:00PM

Our first official meeting will be January 16, 2025 at 2:00PM.

Looking forward to seeing you. If you have any questions please give me a call at 949-402-3686 or email me at: vp@sevenhillspoaofhemet.com.

Linda Wilcox,
SHPOA Vice-President



*Daylight-Saving
Time Ends*

Nov. 3rd



BOARD MEETING MINUTES

SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC. P.O. BOX 177, HEMET, CA 92546 OFFICE (951) 658-6178

Board of Directors Minutes of October 2, 2024, Meeting

Ken Graff, President of the Board of Directors called the meeting to order at 6:31 p.m.

Pledge of allegiance led by Vince Oliveri

Directors roll call:

Present: Ken Graff, Linda Wilcox, Vince Oliveri,
Robert Fisk, Mauria Ganther &
Randy Young

Director's Reports

Secretary Report:

The Minutes of the Board of Directors held on September 4, 2024, were emailed to the Executive Board of Directors, and were published in the October Newsletter. Minutes were approved as published by general consent.

Treasurer Report:

No treasurer report was given.

Vice-President Report:

Linda Wilcox introduced Jane Broe where she invited everyone to the upcoming Ice Cream Social / Car Display that will take place on October 17, 2024, from 12:00 noon to 3:00 pm. It will be held at the Members Club for residents of the POA only. The tickets are \$1.00 and the last day to purchase tickets is October 6, 2024, at the Members Club. Drawings will start at 12:30 and finish at 2:30 pm. Every 15 minutes a new winner will be announced. The car display will be in the parking lot and a lucky winner will receive \$50.00 for the best car. All winners must be present to claim the prize.

Safety Monitor Report:

Robert Fisk is going forward with the Emergency Preparation for Seven Hills. He needs volunteers. There will be leaders appointed similar to what were previously known as block captains, but they will be called by a different name and only respond in emergency situations. Please contact Bob if you would like to be part of this work. He needs to know if anyone in Seven Hills is a certified Ham operator.

Architectural Report:

Vince Oliveri explained that if you are changing anything inside your home you do not need to fill out an Architectural Request Form; only outside, like painting, new roof, solar, walls, gate etc. He said if you have any questions, please call him.

CC&R Report:

Mauria Ganther stated the rules were at the printer and soon the residents will have them. They will be delivered in the next couple of weeks.

New Business:

Speaker Joe Males talked about the economic development and the warehouse being built at Kirby and other areas around the City of Hemet. He mentions the possibility of a Costco at the corner of Sanderson & Stetson and some road improvements around the city. He invited the residents to his Town Hall meeting on Monday October 7, 2024 at 6:00 p.m.

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Members Comments:

- Residents commented on the warehouses being built and invited the resident to Krista Mason’s Town Hall on October 14, 2024 at 6:00 p.m.
- Residents reminded the audience of the Craft Fair October 2 from 8:00 am to 2:00 pm. at the Members Club.

Board Comments:

- Randy Young (Treasurer) stated that if the Board wanted to conduct any business, we need a quorum of one hundred (100) residents. Please look at President Graff’s message.
- Bob Fisk (Safety Monitor). No comments.
- Linda Wilcox (Vice President) is working on an email blast to go out to the residents of Seven

Hills to remind them of events and meetings. If you want to be notified, please email Linda at vp@sevenhillspoaofhemet.com.

- Mauria Ganther (CC&R Director). No comments.
- Vince Oliveri (Architectural Director) encouraged the residents present to go to the City of Hemet Meetings.
- Ken Graft (President) stated you could view the city meetings online.

The meeting was adjourned at 7:14 p.m.
Residents present: 27

Respectfully Submitted by:
Sandra Albright, Administrator

Seven Hills Property Owners Association, Inc.

Statement of Financial Position

As of September 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Bank of Hemet, Checking	20,199.48
1010 Bank of Hemet, Savings	48,030.64
1020 Treasury I-Bonds	229,396.40
Total Bank Accounts	\$297,626.52
Other Current Assets	
Payments to deposit	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$297,626.52
TOTAL ASSETS	\$297,626.52
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening balance equity	224,614.54
Retained Earnings	25,871.62
Net Revenue	47,140.36
Total Equity	\$297,626.52
TOTAL LIABILITIES AND EQUITY	\$297,626.52

Safety Monitor Report

FOR NOVEMBER 2024

BY: BOB FISK



REPORTED INCIDENTS 09/16/2024 TO 10/13/2023

09/16/2024 – a resident on Brentwood Way reported that someone had broken the lock from her mailbox in attempting to gain access to it.

09/16/2024 – a Blue Spruce Drive resident reported that a bobcat (Spotted Lynx) was seen around Lake Maybe on the Ailanthus side. Subsequent investigations have not found a repeat appearance.

09/16/2024 – a resident living on Hornbeam Court reported that their car was broken into the previous evening. They broken the passenger-side window to gain access. Nothing was taken, but the contents of the interior were rifled through.

09/20/2024 – a couple on Basswood Way observed an apparent “tweaker” slowly walking along Basswood taking note of various residences. The man ended up exiting onto Ribbonwood Court and exiting Seven Hills over the wall.

09/23/2024 – a resident reported that while out walking on Lyon she encountered a man pushing an empty wheelchair. Ahead of her, the man turned into Seven Hills and continued down Seven Hills Drive.

09/24/2024 – a Hornbeam Court resident reported that a solicitor came to the door. She turned him away and he went on to neighbors.

The resident called the non-emergency HPD number.

09/30/2024 – a resident of Apple Tree Street called reporting that a raccoon was giving him trouble and asking to borrow the live trap owned by the Association. He then trapped said bothersome raccoon and let it go some distance from Seven Hills. He subsequently had trouble with another raccoon and repeated his accomplishment.

Lessons Learned This Month

Mailbox Lock Repair – the locks on many mailboxes in Seven Hills can become damaged and will likely need replacement. This is the responsibility of the resident.

Lesson: Replacement locks for the lower mailbox doors may be obtained from Lowes or Home Depot, or other hardware sources. Most handymen will be able to replace the lock. Look in the Newsletter ads or contact me if you need to contact one.

Live Trap – a persistent raccoon or opossum can be removed from the area safely and humanely using a live trap that SHPOA purchased for use by residents.

Lesson – the trap may be borrowed by contacting Mauria Ganther of the SHPOA Board. She may be contacted at 844-474-4557 ext 705.

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A New One

A Seven Hills resident recently shared with me an article from the Press-Enterprise that revealed a new and ugly use of portable security cameras for nefarious purposes. Some homeowners have discovered a camera that was unknown to them hidden in foliage in their yard. The camera was pointed toward a neighboring house. Apparently some burglars are now using portable cameras to monitor and record patterns of behavior for those living in a target house. These devices are usually disguised with leaves taped around them. It has been determined by police that the cameras have been placed by “tourist burglars” who are visiting the US on a tourist visa.

These camera placements are uncommon, but could conceivably appear in Hemet. If you do discover a foreign device in your yard, especially one that appears to be a camera, don't hesitate to remove it and call the HPD. And let me know as well, so I can announce it to the community.

Disaster Plan

You've heard me drone on about the Seven Hills disaster plan for several months now. We are now in the final stages of editing the booklet that will be copied and distributed to all households in Seven Hills. This has been written as a document designed to take the reader through steps in preparation now and action if a disaster does occur. With the holidays coming up, we are going to delay distribution of the Handbook to January. Subsequent to that, we will be offering self-help presentations in such topics as building an emergency kit, storing and making water safe, and the like.

Bob Fisk
Safety Monitor
SHPOA Board of Directors
safetymonitor@sevenhillspoaofhemet.com
safetyshpoa@gmail.com





ARCHITECTURAL COMMITTEE REPORT FOR NOVEMBER 2024

BY: VINCENT OLIVERI



If you live near the golf course, you're likely familiar with the sound of golf balls striking windows, roofs, or siding. Whether it's a stray shot or an errant slice, golf balls can easily break windows and cause damage to your property. Fortunately, there are several measures you can take to prevent golf balls from breaking your windows. In this article, we'll explore some of the most effective ways to protect your windows from golf balls.

Understanding Golf Ball Hazards

Before we dive into the protective measures you can take, it's important to understand the potential hazards of golf balls. Golf balls can travel at high speeds, and they have the potential to cause serious damage to windows and other property. Even if you're not located directly on a golf course, you may still be at risk if there are nearby courses or practice facilities. By taking proactive steps to protect your windows, you can minimize the risk of damage and ensure that your property remains safe and secure.

Living Near a Golf Course

Living near a golf course can be a great experience. You get to enjoy the beautiful scenery and often have easy access to the course for a round of golf. However, it's important to understand the potential hazards that come with living near a golf course. Stray golf balls can cause damage to your property, and even pose a risk to personal safety.

Risks to Windows and Property

One of the main hazards of living near a golf course is the risk of broken windows. Golf balls can easily break windows, causing property damage and potential safety risks. It's important to take preventive measures to protect your windows from stray golf balls.

There are several ways to prevent golf balls from breaking your windows. One effective method is to install window shutters or blinds. This will create an additional barrier between your windows and the golf

balls. Additionally, they can provide privacy and help block out sunlight.

Another option is to install a golf ball screen. These screens are typically made of mesh or netting and can be installed around the perimeter of your property. They are designed to catch golf balls before they hit your windows or other property.

Protective Measures for Windows

If you live near a golf course, protecting your windows from stray golf balls is essential. Here are some protective measures you can take to minimize the risk of damage to your windows.

Impact-Resistant Window Film

One effective option for safeguarding your windows is installing impact-resistant window films. These films are designed to absorb the impact of a golf ball and prevent it from shattering the glass. They are made of a durable material that can withstand high impact and are available in different thicknesses and grades.

Window films are also beneficial for reducing glare and UV rays that can damage your furniture and flooring. They can be easily installed on existing windows and are a cost-effective solution for protecting your home.

Professional Installation of Safety Films

If you want to ensure that your window film is installed correctly, consider hiring a professional installer. They have the necessary skills and equipment to install the film properly and ensure that it adheres to the glass.

Professional installation of safety films guarantees that the film is installed without any air bubbles or creases that can weaken the protection. Additionally, professional installers can help you choose the right thickness and grade of window film based on your needs and budget.

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Installing Netting or Screens

Netting or screens are a great way to protect your windows from golf balls. They act as a barrier, intercepting and redirecting incoming golf balls away from your windows and property. Netting or screens can be made of different materials, such as nylon or polyester, and come in different sizes and thicknesses.

To install netting or screens, you can either do it yourself or hire a professional. If you decide to do it yourself, you will need to measure the area that needs to be covered and purchase the appropriate size netting or screen. You will also need to purchase the necessary hardware, such as hooks and anchors, to secure the netting or screen in place.

Choosing the Right Netting System

When choosing a netting system, there are a few factors to consider. First, you need to determine the size of the area that needs to be covered. This will help you determine the size of the netting or screen that you need. You also need to consider the material of the netting or screen. Nylon and polyester are both good options, but nylon is more durable and can withstand harsh weather conditions.

Key Takeaways

- Golf balls can cause serious damage to windows and other property such as solar panels, even if you're not located directly on a golf course.
- Installing netting or screens, adding physical barriers or landscaping features, and enhancing your home insurance coverage are all effective ways to protect your windows and other property from golf balls.
- By combining these protective measures, you can create a comprehensive defense against golf balls and other hazards.

In conclusion, understanding the hazards of living near a golf course and taking preventive measures can help protect your property and personal safety. By installing window shutters or blinds, or a golf ball screen, you can enjoy the beauty of the golf course without worrying about broken windows or other damage.

If you are not sure if an architectural request form is required for your project, you can always call me or go with the saying, "If in doubt, fill it out." There is no penalty for submitting a request if it turns out it was not required.

I want to thank those of you that fill out the architectural applications and get the approval before starting any work. Please note, if you have any doubts about house color selections you can visit the Seven Hills website for a complete pallet of pre-approved colors for any part of your home at www.sevenhillspoaofhemet.com. Please be sure and submit the color number or chip that you are selecting before starting any work. You can paint your home the existing color if it is one of the approved colors found on the website. If you have any questions, please do not hesitate to contact me and I can help you through the process or answer any questions you may have. If you would like me to visit your residence prior to the start of any work or bring the color chart to you to view next to the house in the sun or shade that can certainly be arraigned or you're welcome to come to my house to see the color board charts.

If you have any other questions about other potential improvements such as solar panels, landscaping, roofing, fencing, storage sheds, or gates, please do not hesitate to call or email me, and I will get back to you as soon as possible.

My phone number is (844) 474-4557, ext 704. My new email address is: arch@sevenhillspoaofhemet.com, and my address is 2969 Blue Spruce Drive. You may submit the **ARCHITECTURAL REQUEST FORM** by email, or you can leave it on my mailbox clip. Please print clearly and I will turn it around and bring it back to you as quickly as I can.

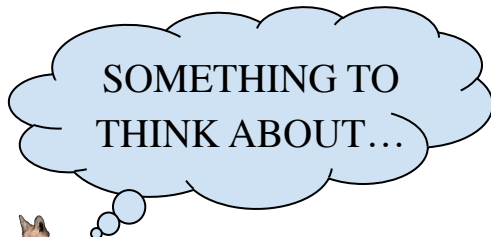
On behalf of the community, many thanks to all of you who have been making improvements and keeping up with the maintenance to your property as everyone benefits from a well-maintained neighborhood and makes Seven Hills one of the premier 55+ communities in Hemet.

Vincent Oliveri,
Architectural Chairperson
SHPOA Board of Directors

CC&RS REPORT FOR NOVEMBER 2024



WELCOME MARTA MINER TO THE CC&R COMMITTEE TEAM!



There have been several occasions over the past few months where residents have borrowed the SHPOA animal cage. This calls to mind an ongoing issue that has to do with our endless fascination with animals, particularly the wild furry kind. I'm talking about the raccoons, coyotes and stray cats, although we also have a conspicuous peacock in our midst. It must be kept in mind that the animals that have taken up residence and visited our trash, peed on our patios, and eaten (yes eaten) our dogs were meant to be wild and need to stay that way.

When wild animals are fed by humans, they become dependent on human food and don't rely on natural survival skills. When they rely on humans to feed them they become aggressive and protective of the food source. They can beg, steal, or damage your property trying to get at human sourced food. Their numbers can increase as they attract more animals while running the risk of spreading disease.

Please! **DO NOT FEED WILD ANIMALS.** It can lead to unintentional dangerous encounters with your neighbors and your neighbor's domesticated pets.

REMINDERS

Signs. DO NOT post Garage Sale signs (or any other type of sign) on city poles. You may make signs to stick in the ground, but any man-made pole is off limits.

Permit. You are required to apply for a permit when holding a garage or estate sale. Please post it on your mailbox clip in clear view of a visiting CC&R member.

Raccoon Cage. SHPOA is the proud owner of its own raccoon cage for the humane purpose of relocating an unwanted critter. Contact Mauria Ganther if you have any questions and would like to borrow it.

Questions or comments? Feel free to contact me!
Mauria Ganther, (757) 777-4620

*Respectfully,
Mauria Ganther, CC&R Chairperson
SHPOA Board of Directors*





We Now Accept Credit Cards!

Seven Hills Property Owners Association is proud to announce that we are now able to accept major credit cards for payment of association dues and advertising in our monthly newsletter. * These following credit cards will be accepted:



*** PLEASE NOTE: THERE WILL BE A 3.99% BANK TRANSACTION FEE ADDED TO YOUR PAYMENT. THIS TRANSACTION FEE MAY NEED TO BE ADJUSTED +/- IN THE FUTURE, DEPENDING ON FUTURE BANK REGULATIONS AND CHARGES.**



CAN YOU FIND THIS?

Somewhere hiding in this newsletter is a symbol, icon, clipart, etc. It can be anywhere....it can be located in an ad, it can be somewhere in a message, report, or article. It can be BIG, or it can be small.

Once you find it, you will have from the time you receive your newsletter until 3:PM on the 1st of the month. Just call our Administrator Sandra Allbright at: (951) 658-6178 or email your answer to sevenhillsmembership@gmail.com, between the hours of 9:AM - 3:PM. All names with the correct answer will go into a drawing, to be held on the 1st Wednesday of the month. You will be notified if you're the winner of a \$25 gift card to a local grocery store or restaurant! Last months icon was found on page #1.

This month's icon to find is:



Good Luck!

OFFICIAL FORMS

ATTENTION: YOU ARE NOW ABLE TO "CLICK" ON ANY OF THESE FORMS TO FILL THEM OUT

A **RESIDENT INFORMATION FORM** is requested for new residents or sent with your annual payment **"if information has changed"**. **EMERGENCY CONTACT INFORMATION** is **required** by California Civil Code Section 4041. This form needs to be submitted when personal phone numbers or emergency contact names/phone numbers change. You will find this form included in each monthly newsletter and on our website at: www.sevenhillspoaofhemet.com.
Please include your email address(es).

RESIDENT FORM:

Name of Resident: Address:

Email Address(es): Date:

EMERGENCY CONTACT INFORMATION:

This information will be considered personal and confidential and will only be used for the safety of personnel, property, security, or other emergency. Information may only be provided to law enforcement, medical or other appropriate personnel.

Provide name, address, phone numbers and relationship (next of kin, closest relative, neighbor, friend), etc.

Please list home and/or cell phone numbers for ALL residents below:

Own Rent

Landlord: Address: Phone:

List all Residents (attach list if needed).

LIST BIRTHDAYS & ANNIVERSARIES ONLY IF YOU WANT THEM PRINTED IN THE MONTHLY NEWSLETTER.

Last Name: First Name: Birthday (Mo./Day):

Last Name: First Name: Birthday (Mo./Day):

Last Name: First Name: Birthday (Mo./Day):

WEDDING ANNIVERSARY: MO. DAY

LIST NAME(S) AND ADDRESS IN DIRECTORY? YES NO

LIST PHONE #? YES NO

Architectural Request Form

Please refer to the Seven Hills Covenants, Conditions and Restrictions (CC&Rs) for specific details required for each propose change. If unapproved alteration is made prior to receipt of the approved POA Architectural Request Form, the homeowner may be required to return the property to its former condition at the sole expense of the homeowner.

Contact Information: Please fill in this form, print it out, and give it OR email it, to the Architectural Committee.

Name: Date:

Address:

Phone Numbers: E-mail:

Proposed Start Date: **Completion Date:**

Proposed Improvements: Describe fully, include paint chips (with color and number), building material list, landscape plan, fence layout, site plan, elevation drawings and other plans or brochures for patio, decks, walls, gates, roofing, solar, sheds, etc. Attach additional description pages if necessary and/or **permit if needed.**

Re-Roof with Shingles – Color: Re-Roof with Tiles – Color:

Walls Fence Gates Security Doors Solar Panels Patio Deck

Other:

Exterior Color Painting: 8.6.6 Exterior Colors All exterior colors of residences and any other structure involving color changes requires approval. **Painting of an existing structure must be approved to comply with Architectural Committee approved colors or conformance to surrounding neighboring properties.** This requirement applies to siding, front doors, shutters, trim, garage doors, gates and/or walls, awning, wrought Iron and other exterior painting. **Repainting of your house even when using the same colors requires the submission of an Architectural Request Form and color chips or paint samples to the Architectural Committee.** All requests for change in exterior colors will be reviewed on an individual basis with regard given to adjacent homes. **The Architectural Committee has color samples (chart of colors allowed) from which residents are required to choose.** Rule approved by Board of Directors - September 5, 2018.

Home Color: Trim Color: Siding Color:

Shutter Color: Front Door Color: Security Door Color:

Garage Door Color: Gates/Fence Color: Awning Color:

Other:

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Architectural Request Form

Please note that it is the goal of the Architectural Director to work with every homeowner to ensure the structural soundness of the improvement being proposed is adequate and that the safety of the homeowner and neighboring property owners will be protected. Every attempt will be made by the Committee to review the plans and supporting documents submitted to it as quickly as possible to avoid unnecessary delays with your project.

ARTICLE VIII ARCHITECTURAL CONTROL

8.1 Improvements and Changes Require Prior Approval. No Improvement of any kind shall be commenced, erected or maintained within the Property by an Owner, nor shall any exterior addition to or change or alteration be made in or to any Lot by an Owner until the plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same shall have been submitted to and approved in writing by the Board as to quality of workmanship and materials, harmony of external design and location in relation to surrounding structures, setback lines, topography and finish grade elevation. Prior to submittal of plans and specifications to the Board as provided in Section 8.2 of these CC&Rs, the Owner shall obtain a building permit from the City for the Improvements and comply with all City requirements set forth in the City Municipal Code and other applicable laws.

ARTICLE 8.1 Architectural Changes - Start and completion of work: Prior to submittal of improvements and changes homeowners must have a timeline of completion. Architectural Committee should have an approximate beginning date and completion date subject to permissible delays. All Improvements and changes approved by the Architectural Chairperson must be commenced within 3 days following the date of approval and must be completed within 30 days of the approval date. Any work not completed within the time frame will be deemed unapproved, requiring the homeowner to resubmit the application for approval before undertaking the project. Rule Approved by Board of Directors 3/7/18.

8.6.4 Roofing. Replacement roofing shall conform to the roofing being replaced. Homeowners may make a request to the Board in writing with samples of other types of roofing, including asphalt. Samples of material and colors to conform and perform to quality of existing roofing material and blend with roofing colors of adjacent buildings. Extreme color variations shall not be permitted. All changes shall be reviewed by the Board and permission, or denial be given in writing to Owner.

Agreement and Signature

By submitting this application, I understand that I must receive approval from the Architectural Committee Chairperson in order to proceed. I understand that prior to submittal of plans and specification to the Architectural Committee, I shall obtain a building permit from the City for the improvement (if needed) and comply with all City requirements. I agree to complete improvement promptly after receiving approval.

Name (Please Print)

Signature _____ Date

OR

YOU MAY SIGN ELECTRONICALLY BELOW

Electronic Signature Agreement

By checking this box, you are signing this Form/Agreement electronically. You agree your electronic signature is the legal equivalent of your manual/handwritten signature on this Form/Agreement. You consent to the legally binding terms and conditions of this Form/Agreement. You further agree that your signature on this document (hereafter referred to as your "E-Signature") is as valid as if you signed the document in writing. You also agree that no certification authority or other third party verification is necessary to validate your E-Signature, and that the lack of such certification or third party verification will not in any way affect the enforceability of your E-Signature or any resulting agreement between you and Seven Hills Property Owner's Association.

SEVEN HILLS MEMBER COMMENT REQUEST SHEET
REQUEST TO SPEAK AT MONTHLY BOARD OF DIRECTORS MEETING
(1ST WEDNESDAY OF EACH MONTH - 6:30 AT SEVEN HILLS MEMBERS CLUB)

NAME _____ / ____ / ____ DATE

ADDRESS _____ PHONE

WHAT WOULD YOU LIKE TO DISCUSS? _____

YOUR SIGNATURE _____

Speaking is limited to three (3) minutes. The Board of Directors may choose to respond or ask questions. The Board of Directors will not vote on any topic unless it is printed on the agenda. The Board of Directors may schedule your topic as a future agenda item.

SHPOA CC&R VIOLATION CONTACT FORM
(TO REPORT VIOLATIONS - PLEASE USE THIS FORM)

My Name _____ Phone # _____ / ____ / ____ Date

I wish to have the CC&R Committee look at the following address: _____

Reason for complaint: _____

_____ (Please attach more pages if needed)

Your Signature _____

PLEASE CUT AND MAIL THIS FORM TO: SHPOA CC&R Committee
P.O. Box 177
Hemet, CA 92545



November Birthdays

1

Gloria Hurley
Gladys Landry

2

Angela Campos
Marianne Crouch
Priscilla Hamblet
Art Peinado
Celestino Sagalongos

3

Bobbi Hanna
Robert Manley

4

David A. Ferguson
Patricia Poirier
Janice Urick

5

Mehran Ghofranian
Alan Isaacson
Carol Sheats
Jon Yarmolovich

6

Claudio Argerich
Judy Bjorklund
Anita Rodriguez
Robert Urick

7

Ron Brechtel
Rosemary Tate

8

Susana Rico
Fernando Rivas
Doris Silva

9

Kevin Brewer
Mary Lewis
Roberta Lightfeldt
Gary Mattingly
Timothy South

10

Kathy Anderson
Christy Champion

11

Joyce Hightower

12

Natalie Morris
Yvette Rodriguez

13

Christine Lloyd
Steve Rudder
Ernie Sanchez

15

Donna Gindorff
Laurie Hartmann
Andy Pravecek

17

Mel Hightower
Kathy Mitchell

17

Richard Myers
Linda Rudder
Paula Tyler

18

Marilyn Mccall
Gerald Sevigny

19

Rolf Burmeister
Ken Fiser
Linda Morris
Betty Wendt

20

Randy Arciniega
Maria Paz

21

Candice Bell
Pat Freeman

22

Donna Gandhi
Shirley Greene
Mike Soffes
Tom Taylor

23

Audrey Oldmen
Linda St John

24

James Goode
Kenneth Nowak

24

Dennis Sheats

25

Kelly Baber
William Bentrum
Mac Mccall
Jim Trace

26

Oscar Brito
Karen Doiron
James Rapp
Bob States
Tina Vandewater
Judy Ward

27

Mila Grace Aquino
Maria Gallegos
Maria Garcia
Brad Greer
Cathy Macartney
Troy Standard

28

Waynette Warrick

29

Romella Allen
Ann Cardiff-Smith

30

Lee Anne Mcpherson
Ronald Melton

HAPPY ANNIVERSARY

November Anniversaries

1
Jim & Stephanie Bustamante
Gregorio & Rosa Munoz

3
Tim & Lynne Cornell

5
Joe & Joanie Zeigler

9
Jerry & Patricia Griffin

10
George & Anita White

15
Roger & Kathy Anderson

17
Mario & Nina Lopez

18
Mel & Joyce Hightower

20
Martin & Kathy Feste
Joe & Cindy Pruett
Charles & Lucy Walker

21
Joseph & Maria Miller

23
Charles & Jolene Tarouilly

24
Steve & Linda Rudder

28
Larry & Catherine Wiley

29
Conrad & Amy Chambers



Loving Prayers

If you have a family member, friend or neighbor who is need of some loving prayers, please call Gary Bieber at: (844) 474-4557, ext. 4 or email to: sevenhillseditor@gmail.com and I will place their name in this prayer notice.

SENDING GOOD THOUGHTS AND PRAYERS TO EVERYONE IN OUR SEVEN HILLS COMMUNITY

SYMPATHIES & CONDOLENCES:

FOR THE PASSING OF: BARBARA HOPKINS AND MARTHA ROLLAND

CLUBHOUSE



AT SEVEN HILLS

NEW OFFICE HOURS

7 DAYS A WEEK

10AM - 1PM

NEW SIMPLE PRICING:

\$30 / MONTH PER PERSON

SECOND PERSON 50% OFF

Reach us at: 951-658-2234 or email
sevenhillsmembersclub@gmail.com



Clubhouse Update

Weekly Continental Breakfast on Monday's 10am Come on down meet your neighbors, have a cup of coffee on us.

In Memory of Julia Hot Breeakfast will be Saturday December 14th 9am - 11am. Sign Up Sheet in the office .

**New Year's Eve Tickets NOW on sale in the office 10am - 1pm
Tickets \$25.00 all POA residents invited**

**Monthly Concert & Dinner Mark your calendars the 3rd
Wednesday of every month from 5pm - 8pm**

November Howard Skinner Singer & Guitarist Tickets \$8.00

December New Year's Eve Party Tickets \$25.00

Upcoming 2025

January 21,2025 Chinese New Year Theme

John Phelps Band will be performing Tickets \$12.00

The Clubhouse at Seven Hills

November 2024

Sunday		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Voting Station in the Card room drop of ballots 9am - 5pm Nov 1st - Nov 4th					1 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chari Exercise 6:00 Left-Center-Right 18 Quarters 6 One Dollar Bills	2 10 - 1:00 Office Open
3 10-1:00 Office Open NFL Potluck in Gard Room	4 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	5 10- 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 12 - 3:00 Hand & Foot VOTING 7pm - 8pm 6:00 Bingo \$7 CXLD	6 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 - Medicare meeting 1:00 WC Meeting 6:30 pm POA Meeting	7 10 - 1:00 Office Open 9:00 Gym Exercise	8 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise	9 10 - 1:00 Office Open	
10 10-1:00 Office Open NFL Potluck in Gard Room	11 10 - 1:00 Office Open Columbus Day 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards 2:00 Wollies	12 10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 6:00 Bunco	13 10 - 1:00 Office Open 9:00 Chair Exercise 12:00 WC Luncheon	14 10 - 1:00 Office Open 9:00 Gym Exercise 12:00 Ice Cream Social 6:00pm SCAT	15 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 6:00 Left-Center-Right 18 Quarters 6 One Dollar Bills	16 10 - 1:00 Office Open	
17 10-1:00 Office Open NFL Potluck in Gard Room	18 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Bridge 12:00 Billiards	19 10 - 1:00 Office Open 9:00 Gym Exercise 12 - 3:00 Hand & Foot 6:00 Bingo \$7	20 10 - 1:00 Office Open 9:00 Chair Exercise 9:00 sweet peas 4:00 Garden Club mtg 5:00 Dinner/Band	21 10 - 1:00 Office Open 9:00 Gym Exercise	22 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 5:00 Sunsetter's Dinner	23 10 - 1:00 Office Open	
24 10-1:00 Office Open NFL Potluck in Gard Room 5pm Karaoke	25 10-1:00 Office Open 9:00 Chair Exercise 10:00 Continental Breakfast 12:00 Billiards	26 10 - 1:00 Office Open 9:00 Gym Exercise 9 - 12:00 Valley Quilters 12 - 3:00 Hand & Foot 6:00 Card Bingo	27 10 - 1:00 Office Open 9:00 Chair Exercise	28 office closed Happy Thanksgiving	29 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise	30 10 - 1:00 Office Open	

Notes:



YOUR CLUBHOUSE AT SEVEN HILLS IS HAVING A NEW YEAR'S EVE PARTY AND YOU ARE INVITED TO JOIN IN THE FESTIVITIES ON TUESDAY, DECEMBER 31ST, FROM 6:PM TO 10:PM.

WE WILL HAVE TV AND PROJECTOR SHOWING THE NEW YORK TIME SQUARE BALL DROP - OPEN TO ALL POA RESIDENTS

TICKETS WILL BE ON SALE (\$25.00 PER PERSON) STARTING OCTOBER 1ST - NOVEMBER 30TH OR UNTIL TICKETS ARE SOLD OUT LIMITED SPACE - BUY YOUR TICKETS EARLY.

CATERING BY CHEF MICHAEL: CHICKEN MARSALA (SAUTÉED CHICKEN BREAST IN A MUSHROOM MARSALA WINE SAUCE) OR TRI-TIP (WITH GARLIC MASHED POTATOES) SERVED WITH A CAESAR SALAD, DINNER ROLL, VEGETABLE MEDLEY, AND VELVET CAKE FOR DESSERT.

ENTERTAINMENT BY: DJ ALEX

SEVEN HILLS MENU
BREAKFAST
SERVED UNTIL 2 PM

TWO EGG BREAKFAST \$12.45
Served with your choice of three strips of bacon or two sausage patties hash browns, or home fries, and toast

FLORENTINE BENEDICT \$14.45
Grilled English muffin topped with sliced sliced tomato, spinach, poached eggs, covered in Hollandaise sauce with choice of hash browns or home fries

OMELETTE or SCRAMBLE \$13.45
Three eggs with choice of three items from below served with hash browns, or home fries, and toast

Choose From:
Bacon - Sausage - Tomato - Bell Pepper - Mushroom - Spinach - Cheese - Onion

THE HUNGRY GOLFER \$17
Three eggs, two strips of bacon, sausage patty, two pancakes and hash browns or home fries

GOLFER'S STARTERS

BREAKFAST BURRITO \$11
Two eggs, cheese, choice of bacon or sausage, hash browns wrapped in a flour tortilla

BREAKFAST SANDWICH \$6
Egg any style, choice of bacon or sausage, cheddar cheese, on english muffin

OATMEAL \$6.25
Served with dried cranberries and brown sugar

OFF THE GRILL

PANCAKE COMBO \$11.50
Two eggs any style, two strips of bacon or two sausage patties, and two pancakes

SIDES

1 EGG \$2.75
BACON (3) \$4.15
HASH BROWNS or HOME FRIES \$3

1 PANCAKE \$3.45
SAUSAGE PATTIES (2) \$4.15
ENGLISH MUFFIN \$2.45

BEVERAGES - Coffee \$3.25 - Juice \$4.25 - Hot Chocolate \$4

LUNCH MENU
APPETIZERS

BASKET OF FRIES - Sm \$4.75 Lg \$6
CHICKEN STRIPS & FRIES - \$11.45
ONION RINGS - \$11.25

WINGS BBQ or BUFFALO - \$10.45
CHEESE QUESADILLA - \$8.45
w/chicken \$10.45

BIG SALADS

SOUTHWEST CHICKEN SALAD \$16
Chopped greens with grilled chicken, tomato, roasted corn, red onion, cheese, cilantro, tortilla strips and bbq ranch dressing

COBB SALAD \$15
Chopped greens, grilled chicken, bacon, tomatoes, bleu cheese, egg & avocado

CRISPY or GRILLED CHICKEN SALAD \$14
Chopped greens with hard boiled egg, tomato, red onion, cheese, and bacon
Add avocado \$2

SANDWICHES / BURGERS

All sandwiches and burgers includes Fries or Coleslaw

CLASSIC DELI SANDWICH
Turkey \$11.50 - Tuna \$11
Served on your choice of bread with lettuce, tomato, and mayo

CHICKEN BACON AVOCADO \$13.50
Grilled chicken, bacon, avocado, & swiss cheese, lettuce, tomato, mayo on a brioche bun

BLT \$14
Bacon, lettuce, tomato, mayo on toasted bread

THE GOLFER \$13
Grilled turkey, swiss cheese, tomato, bacon, avocado on grilled sourdough

TUNA MELT \$10.75
Tuna, tomato, American cheese, on grilled sourdough

PATTY MELT \$11.95
Angus patty, grilled onions, swiss cheese, on grilled rye

PAR BURGER \$11.50
Angus patty with lettuce, tomato, onion, on a toasted brioche bun

HOT PASTRAMI \$14.50
Grilled pastrami, swiss cheese, mustard, on grilled hoagie roll

HOT PHILLY \$14
Sliced beef, grilled onions, peppers, mushrooms, white American cheese, on a toasted hoagie
Chicken \$12

Favorites

Shrimp Basket with fries and coleslaw \$13.50 - Hot Dog (solo) \$5.50 with chips \$7.50

Chili Cup \$4.95 Bowl \$6.95



Come visit Seven Hills - where golf and good food collide! - Try our new chef-inspired menu with weekly and daily specials!
Hours are Monday-Friday 7am-3pm - Saturdays & Sundays 7am-5pm



In Loving Memory of David Richard Kramer

David Richard Kramer passed away on September 8, 2024 after a long illness. David had retired from the US Navy after 30 years – earning the rank of Commander.

He and his wife Mae have been long time residents of The Seven Hills Community for 24 years.

Before his illness, David was a avid golfer and ping pong player and very much enjoyed the sauna at the club house.

David's Celebration of Life will be held at the Miller's Mortuary on November 8, 2024 at 11am, followed by a reception in the Romona Room, from 12-2pm. Everyone is welcome.



HIGHLIGHTS

- City of Hemet to Honor Veterans with Ceremony at Gibbel Park.
- Hemet Fire Department Invites Community to Annual Open House.
- Kirby Street Pavement Rehabilitation Project Moves Forward with County ARPA Funds.
- Vote Centers Set to Open for Upcoming Election.
- Volunteers Needed for Veterans Day Flag Setup at Gibbel Park.
- Hemet Residents: Don't Miss Out on Potential PACE Refunds.
- 2024 Thanksgiving Turkey Giveaway.
- Reminder: Hemet Annual Christmas Parade Registration Now Open.

SEVEN HILLS SENIOR SINGLES



November 2024 – News & Information

By: Lori Gastelum

September's Saturday luncheon at Abbey's Cafe went well with 8 in attendance.

October's meeting will be held at the Clubhouse on October 30, from 10-12. Please attend this meeting to discuss and plan holiday events. Volunteers are needed for holiday events, as I will be stepping back from my Singles Club duties for the months of November and December. Please put this meeting on your calendars.

Stay informed of community issues that affect us by attending the monthly POA meetings and by reading the Newsletter.

Novembers birthday's:

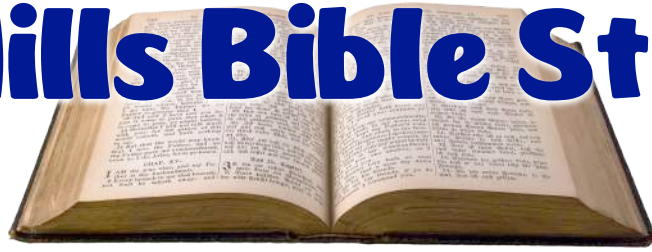
Betty Jo Wendt - November 19

Pat Freeman - November 21

Lori Gastelum November 30

And a special birthday shout out to Dolorez Acevez, I forgot to mention her September 3rd birthday!

7 Hills Bible Study



Do You Have Life Saving Faith?

In 2nd Corinthians, Paul tells us to examine ourselves, to see whether we are in faith. In our study of 1st John, he gave us 4 tests that show if Jesus lives in us, and that we have been adopted into God's family. Here's the test:

- 1) Do you confess that Jesus is your Lord and savior and the only one who can rescue you from death and Hell. John told us if we confess that we are sinners and ask God to forgive us, God who is faithful and just will forgive us of our sins. How Does John know this? Because he walked with Jesus.
- 2) Do you obey Jesus Commands. John said that if we say we know God, but don't obey Him, we deceive ourselves and the truth is not in us. Jesus is God and it is only through Him that we can pass from death unto life and inherit His kingdom.
- 3) Do you love your neighbor as God has loved you? That's a tough one, isn't it? How much does Jesus love us? Enough that He gave up His life on the cross so that we could have His righteousness and inherit eternal life. Now if I'm being honest, I haven't loved God and my neighbor the way Jesus did. That's why I need Jesus. Without Him, none of us has any hope.
- 4) Does Jesus Holy Spirit live inside you? The other 3 we can see by a person's actions, but the Holy Spirit is invisible. How do we know the Holy Spirit dwells in us? We know because God has promised us the gift of the Holy Spirit when we accept Jesus as our Lord and Savior and repent of our evil ways.

By passing this test, we know that we have inherited eternal life. What do you do if you've failed the test? Repent and ask Jesus to be your Lord and Savior. We invite you to attend the Seven Hills Bible Study Tuesdays at 3. For more information call Joe or Joanie @ 951-658-7610.

PETS!



EMERGENCY PET SERVICES 24 HOURS / 7 DAYS A WEEK

EMERGENCY PET INTENSIVE CARE (EPIC VETS)

27727 Jefferson Ave., Temecula

Office Number: (951) 695-5044

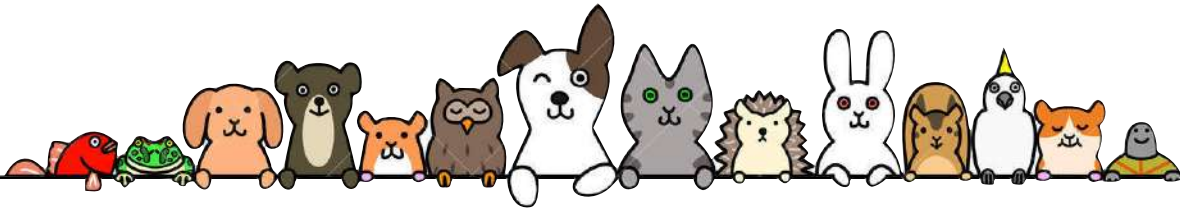
Website: <https://epicvets.com>

VCA California Veterinary Specialists

39809 Avenida Acacias, Suite E, Murrieta

Office Number: (951) 600-9803

Website: <https://vcahospitals.com/california-veterinary-specialists-murrieta>



Unity Valley Church

Home of the *Daily Word*

- Uplifting Sunday Services
- Spiritual enrichment classes
- Prayer support
- Monthly Potlucks, Fellowship,
- Fun, & Social connection

****Discover Unity, a positive path for spiritual living.***

**** Please visit our website for upcoming classes & events.***

Our historic chapel and spacious fellowship hall is available to rent for weddings, receptions, vow renewals, and gatherings.

**Experience
Joy, Love,
Peace
Gratitude**

Sunday Service

10:00 A.M. SERVICE
MEDITATION: 9:30 A.M.

All are welcome!

140 N.Buena Vista Street,
Hemet, CA 92543

www.unitychapel-hemet.com

Facebook: Unity Valley Church Hemet

Church Office: 951.658.4290 Email:
hemetunity@yahoo.com

Free Holiday Photo Opportunity

NOV. 22– DEC. 26

1889 Almond Tree St. Hemet, CA

Sun–Thurs 10am–8pm

Fri–Sat 10am–9pm

Donations of non-perishable food items for the Hemet Salvation Army Food Pantry are kindly accepted but not required

Happy Holidays from Ray & Wendy!

Bring your own photographer!



Clean out your Refrigerator Day 15th



THE AMERICAN LEGION

HAROLD W. HYLAND POST NO. 53

124 North Ramona Street, Hemet, CA 92543

Telephone: 951-658-2436



Are You a Veteran, Spouse, Child or Grandchild of a Veteran?

If so, we have a place for you.

Sundy: **Bingo** 2:00 pm – 6:00 pm

Monday: **Bingo** 3:00 pm – 8:30 pm.

Tuesday: **Bingo** 3:00 pm – 8:30 pm.

2nd Wednesday: Post meeting 7 pm.

Auxiliary 6:30 pm.

Sons of the American Legion 6 pm.

Saturday: Post is available for rentals

Canteen Hours: Daily 2 pm – 8 pm. Closed Tuesdays

Friday Night Dinner 5 pm - 7 pm **"Open to the Public"**



**Call: (800) 491-7123
FOR HELP**

Elder and Dependent Adult Abuse

ADULT SERVICES DIVISION

Every year, thousands of at-risk adults are victims of abuse and/or neglect. This is unacceptable. Adult Protective Services (APS) is here to fight for you and your loved ones.

Starting January 1st, 2022, Riverside County Adult Protective Services will serve clients 60 years of age and older, as well as dependent adults ages 18-59. We intervene and assist

elder or dependent adults to alleviate physical, sexual, and financial abuse, neglect, isolation, abandonment, abduction, and mental suffering.

If you suspect an older or dependent adult is being abused or neglected, call APS' 24-hour, 7-day a week hotline at (800) 491-7123. APS social workers respond to reports of elder and dependent adult abuse. Our in-person response system is available anytime.

(CLICK ANYWHERE ON THIS AD FOR MORE INFORMATION AND RESOURCES)



Care-A-Van Transit Inc. is a non-profit, founded to meet the transportation needs of the elderly and disabled. The project provides curb to curb transportation services to those most in need.

Care-A-Van's mission statement "Transportation with A Heart" helps bring independence, care, and compassion to seniors, disabled and truly needy.

Care-A-Van provides transportation to the following:

**DOCTOR, EYE, DENTIST AND OTHER MEDICAL APPOINTMENTS • PRESCRIPTIONS
APPOINTMENTS FOR CANCER, ALZHEIMER'S, PARKINSON'S, KIDNEY, AND HEART PATIENTS
SENIOR AND COMMUNITY EVENTS • GROCERY AND CLOTHING STORES, AND MORE
WE ALSO TRANSPORT TO VA LOMA LINDA HOSPITAL AND MEDICAL CLINIC**

We'd love to hear from you! For answers to all your questions or to set up an appointment, please phone us at: (951) 791-3572.

Care-A-Van's services are free. We request a \$3.00 donation each way. However, passengers are never turned away due to inability to pay.

Seven Hills Bargain Spot

Welcome to the Seven Hills Bargain Spot, where you can place 1 **FREE** classified ad up to 200 characters. **NO ADS FOR REAL PROPERTY.** Please email your ad to the editor at: sevenhillseditor@gmail.com. You may also place your ad on our website, under the "Forms" drop down menu. The deadline to place your ad is the 12th of each month. Ads will run for 2 issues. The editor reserves the right to edit ads for grammar, content, and length.



FOR SALE:

3-door Refrigerator. Great Condition, with stainless steel doors, \$400. 70" Samsung TV, \$100. Women's bicycle, \$50. Men's bicycle, \$50. Call: (310) 930-1576.

FOR SALE:

Motor home cover, bought new, never used. It will fit up to a 27' motor home. Still in case. \$250.00 obo. Call: (951) 925-2601.

FOR SALE:

Beautiful antique solid wood dining room table set, with 4 chairs and leaf. Excellent condition. \$250 OBO. Call Andrea: (951) 603-4132.

FOR SALE:

2010 Yamaha golf cart. \$1500 OBO. Call: (951) 282-5556 or (951) 260-3382.

FOR SALE:

2002 Infinity Motor Home. 74,000 miles, original owner, two slide outs, new paint, 5500 watt gen, safety equip., super steer, front/rear stabilizers, two satellite dishes. Asking \$20,000. Call: (951) 282-2425 or (760) 975-8161 for more info.

FOR SALE:

Complete Maleficent costume, size 12/14. Hat, horns, wings & staff that lights up. \$200; Kenwood car stereo w/GPS, map DNX series, plus more, \$300; Kicker amp, \$65; Rockford Fosgate amp, \$250; Blaupunkt 1500w, \$40. (951) 401-5848.

FOR SALE:

Couches \$250; Outside furniture (make offer); Plants \$5 and up (depending on pots); Hutch, \$100 (gorgeous but heavy); Refrigerator, like new, \$250; Outside gas fireplace, \$50, with propane; Large table, (free). Call: (951) 851-8410.

FOR SALE:

Sunbeam Grill Master 660 propane BBQ. Used only 5 times. \$75 OBO. Call: (951) 260-3382.

WANTED

Vintage Guitars, Amplifiers, and Effects Pedals – whether a single piece or an entire collection. Call: Harold at (310) 259-0714.

A Note From The Editor

*If you would like to receive your monthly newsletter a little bit sooner (**IN COLOR**) via E-Mail, and also feel good about saving some trees, please contact me at: sevenhillseditor@gmail.com, and I will set you up for monthly e-mail deliveries of our community newsletters.*



*Sincerely,
Gary Bieber, Editor*



The rules for sudoku are simple. A 9×9 square must be filled in with numbers from 1-9 with no repeated numbers in each line, horizontally or vertically. To challenge you more, there are 3×3 squares marked out in the grid, and each of these squares can't have any repeat numbers either.

The solution to these grids are on page #64

3		4		6				
	8	7	3			2		5
	2			5	8		6	
4							1	6
7			6		4			2
9	6							8
	9		8	7			3	
8		6			1	5	9	
				4		8		1

1sudoku.com

n° 118591 - Level Easy

	6	1		8	7	4		
						5	7	
	5	4			1			2
			2	7		9		8
	4		8	9	3		1	
8		7		1	6			
9			1			2	3	
	1	5						
		3	7	6		1	5	

1sudoku.com

n° 117176 - Level Easy

	9			3	5			4
2					1		3	
8		4		2				5
	8				3	7	6	
5			2		7			1
	7	2	9				8	
3				5		4		7
	4		7					8
9			3	4			5	

		1			7	2	3	
8		2				6		5
		5	2	3			1	
		7			2		8	
9	1		8		5		6	2
	6		9			4		
	5			2	1	8		
1		6				5		3
	2	9	3			1		

THANKSGIVING DAY

FIND AND CIRCLE ALL THE WORDS THAT ARE HIDDEN IN THE GRID BELOW

U G B S H M U S D J B O L V H K C T E
 P U R I T A N S G N I F F U T S E S I
 P A T X E C K M A Y F L O W E R G E P
 E I H H R I M I Q B H A J I E P J V N
 L P R N P T Y E Y B Y N V O J Q C R I
 B O N L F A M I L Y H I F X K J O A K
 B C V D G N I V I G S K N A H T L H P
 O U S L U H W O D T I F C B S T O P M
 G N B R L G K O B D D B M Q B H N A U
 B R D O K H E K D G N W A W G U Y I P
 T O L W A A Z D C R A N B E R R I E S
 K C M W V V I W N Z T R Y Z A S E Q A
 V W W E I M A O M Y S E E W V D U W Y
 G A O N A P M A W T S B K D Y A L W O
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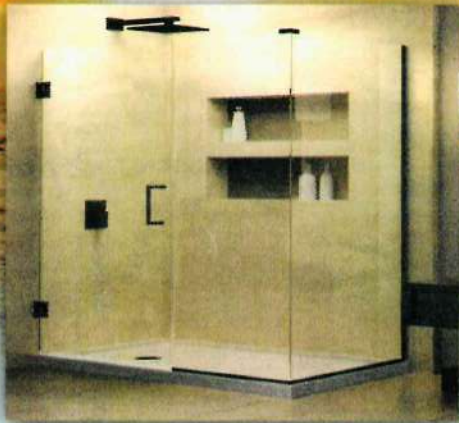
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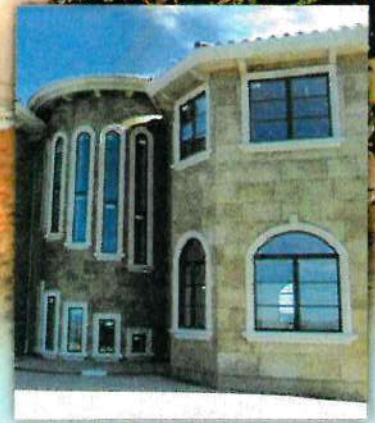
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Assessments are being scheduled this week to qualify homes, at no out-of-pocket cost.



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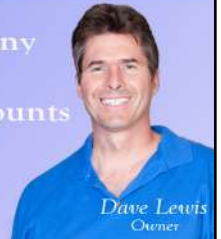


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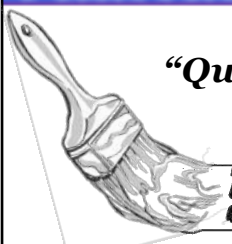
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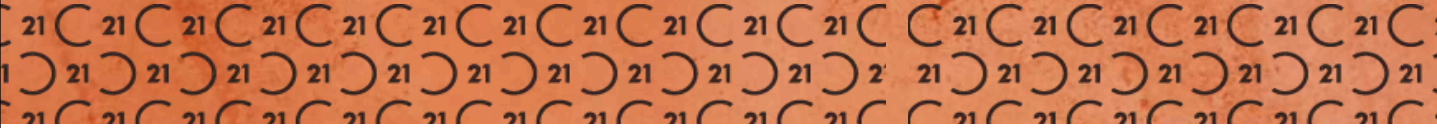
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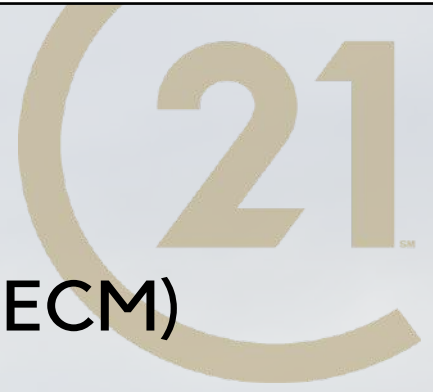
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**October 2024
Hemet, CA**

Inside This Issue...

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Life...Page 1**

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Caregiver...Page 2**

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You Could Win An Applebee's Gift
Card...Page 4**

**How Can I Make Sure I Get The Best
Home For The Lowest Price?
...Page 4**



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Living Debt-Free

Going into debt isn't something any of us aspire to do, yet it's where many of us find ourselves. According to **Debt.org** the average debt of Americans is \$19,575, and that's not even including mortgages.

While carrying debt may be the norm, that doesn't mean you have to. A percentage of the population (a little less than a quarter) are adopting a debt-free lifestyle. That means having no debt at all, including not having a balance that carries over to the next month on credit cards. While it isn't possible for everyone (this does require cash flow, and dedicating yourself to paying any debt off first before you live debt-free), it can greatly reduce money stressors in your life and mean you have more control over your finances. Here are some ways to get started:

- **Make a plan:** Think about your current financial situation and plan to check in with yourself regularly so you don't take on any new debt. You may have to do some work on changing your outlook on spending.
- **Create A Budget:** Review your monthly expenses and create a budget to cover all the necessities, keeping luxuries at bay... for the time being.
- **Track Your Spending:** Keeping tabs on how you spend your money will provide a visual of how cash flows in and out of your bank account.
- **Pay Down Debt:** As the cash in your bank account increases, you may be able to make additional payments toward paying down your debt.
- **Charge and Pay:** If you decide to continue using credit cards to charge purchases, be sure to pay off the balance each month. It might help to set two dates for payments – for instance, pay everything you've charged so far that month on the 15th, and then again on the last day of the month.
- **Reward Yourself:** You know what they say about all work and no play... Well, you should occasionally reward yourself for the work you're doing to live debt-free. Just remember to not reward yourself too often.
- **Start Saving:** Saving while paying down debt may seem counter-intuitive, but it's important to plan for emergencies, too. This will help you have more freedom to make choices to keep you out of the red.

**Have Questions Regarding
Loan Financing & Reverse Mortgages**

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Get Free money-saving home tips at my web site: www.IANDAVIDSONHOMES.com

CONTINUED ON NEXT PAGE ►

Word of the Month...

Studies have shown your income and wealth are directly related to the size and depth of your vocabulary. Here is this month's word, so you can impress your friends (and maybe even fatten your wallet!)...

Tchotchke (CHAHCH-kee) noun

Meaning: A small decoration, also known as a trinket or knickknack.

Sample Sentence: She found the perfect tchotchke to remember her trip once she returned home.

5 Tips to Make Raking A Breeze

We love our trees, but when the leaves fall... well, raking is a chore no one looks forward to. These tips will help make raking leaves a breeze.

- Take advantage of breeze and rake in the same direction it's blowing.
- Try to rake before a rain to avoid the weight of wet leaves.
- Split the yard into four and rake leaves into rows to avoid a lot of back-and-forth.
- Use a tarp to "pour" leaves into yard bags.
- Bag leaves right away so they're not blown back into the yard if the wind picks up.

Did You Know?

The favorite Halloween activity of trick-or-treating dates back to medieval times. In Scotland and Ireland during that time, kids dressed up in costumes to go "guising," or door-to-door singing, reciting poems or performing tricks for food or money.

Quotes To Live By...

"Autumn is a second spring, when every leaf is a flower."

—Albert Camus, novelist

"There are three ways to ultimate success: The first way is to be kind. The second way is to be kind. The third way is to be kind."

—Mister Rogers, TV personality

"When your children are teenagers, it's important to have a dog so that someone in the house is happy to see you."

—Nora Ephron, novelist

Caring For Your Loved Ones

Most of us will come to a time in our lives when we need to help care for a loved one, while at the same time balancing our careers, families and personal lives. In the U.S. alone, more than 100 million adults serve as caregivers for their parents, children, spouses, or other relatives. In the event caregiving becomes too much to manage on our own, we may find ourselves turning to help with in-home care.

Here, some tips on how to find the best fit for you and your family.

- **Determine The Kind of Help You Need:** Take some time to determine just what it is you need help with. Do you need someone to help bathe and dress your loved one? Help with transportation to appointments? Help with managing medical care? Knowing exactly what you need will help you find the right person.
- **Review Finances:** Bringing someone into your home to care for your loved one is an added expense. Review your finances to determine what you can afford, and go from there.
- **Involve Your Loved Ones:** Keep in mind that they should be part of the in-home care discussion, too. Do you have siblings or other family members who can help out, either with time or finances?
- **Ask Around:** A recommendation from a close friend, neighbor, or fellow caregiver goes a long way. Community centers, religious places and social clubs can be terrific resources, too.
- **Create A Job Description:** Once you know exactly what you need from someone providing in-home care for your loved one, write up a detailed job description that highlights their personal needs.
- **Ask Questions:** When it comes time to interview potential candidates, ask plenty of questions. What is their comfort level with this type of work? What is their experience with in-home caregiving? Be upfront and don't hesitate to ask hard questions.

By being prepared, you can find the right help and both you and your loved one can have more time to just enjoy each other and your time together.

Thank You! Thank You! Thank You!
To My Wonderful Clients & Friends

Al and Richard Sorem

Andrew Olah

Steven Westbrook

My thoughts and prayers are with

Rick Higgins

Rold Burmeister

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CONTINUED ON NEXT PAGE ►

Brain Teaser...

What can be stolen, mistaken, or altered, yet never leaves you your entire life?

(See page 4 for the answer.)

What's My Home Worth?

If you want to know your home's current value, I will gladly conduct a *Maximum Value Home Audit*. Request this "no charge" in-depth home value analysis by calling me at:

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The Best Jack O' Lanterns Ever

Show off your pumpkin carving skills with these pro tips:

- Cut out the bottom instead of the top.
- If you're using a template, use toothpicks to keep the design in place.
- Use small, sharp knives to carve fine lines.
- Divide the pumpkin into sections to make carving easier.
- Seal the carved flesh of the with petroleum jelly to keep it looking good and spooky.

Have A Laugh

Son: "Mom, can I get \$20?"

Mom: "Does it look like I'm made of money?"

Son: "Well, isn't that what M.O.M stands for?"

Recipe Websites

"What's for dinner?!" That question can sometimes be the hardest to answer.

These websites can help inspire the chef in your house.

www.allrecipes.com – More than 113,000 original recipes trusted by more than 60 million home cooks.

www.eatingwell.com – Healthy recipes, meal plans and special diets from around the world.

www.epicurious.com – Recipes, kitchen tips and terrific "easy" dinner ideas, from 30-minute dishes to one-pot wonders.

Say Namaste To Yoga

Developing a yoga practice not only improves strength, flexibility and balance, but benefits heart health, helps you sleep and can improve energy levels and mood.

If you are looking to develop a new yoga practice, here are some things to know as you get started.

- **Be Gentle With Yourself:** If you're new to yoga, start slow and gentle. Rather than jumping into a power yoga class, opt for one that's designed for beginners, or a gentle yoga class.
- **Introduce Yourself:** Arrive to the studio early and introduce yourself to your instructor. You'll be able to share any concerns you may have, or injuries they should be aware of before you begin.
- **Don't Compare Yourself to Others:** Everyone is on their own yoga journey, so try not to look around the class to see what others are doing. Focus on your own breathing and positions.
- **Success Is in the Arrival:** Some days, simply arriving at your yoga class is a success. Embrace it.

Don't Forget!
It's not a RUMOR
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Green Up Your Home

Science shows that indoor plants may add myriad benefits to our lives, including reducing stress levels; helping us recover from illness, surgery, or injury faster; and boosting productivity, to name a few. Fortunately, these benefits and the plants from which they're derived don't have to cost a lot. Online plant shops can help deliver the greens right to your door, with special species for those of us who don't have green thumbs.

- **TheSill.com:** Brighten up your windowsills with green selections that range from mini-plants, growing from one to three inches, to medium plants that grow to six to 9 inches. There's even a collection just for beginner plant parents.
- **HeyHorti.com:** This subscription plant service delivers hard-to-kill plants right to your door. Over time, the easy-to-grow plants will be replaced with more involved varieties as your plant skills grow.
- **Livelyroot.com:** They offer personal recommendations if you take a quiz, care instructions with your order and help if you need it.

Get Free money-saving home tips at my web site: www.IANDAVIDSONHOMES.com

CONTINUED ON NEXT PAGE ►

Thanks For Thinking of Me!

Did you know I can help you or any of your friends or family save time and money when buying or selling a home? Thanks for keeping me in mind with your referrals...and spreading the word about my services.

Brain Teaser Answer:

Your identity

Add Flavor With Apple Cider

One of the best things about the fall is apple cider, fresh from the orchards. In addition to enjoying a warmed or chilled mug, here are some other ways to add flavor with apple cider:

- Braise your favorite meat with apple cider, or use it in a barbeque sauce.
- Make apple cider doughnuts.
- Add some apple cider to a cheese fondue.
- Made an apple cider syrup to enjoy on pancakes, waffles, ice cream and more!

Scream Season

You probably didn't know it, but the "Wilhelm Scream" has been used in many movies over the years. It's the sound a voice actor made when told to 'scream like he's being eaten by an alligator' and can be traced back to the movie Distant Drums from the early 1950s.

THANK YOU for reading my Service For Life[®] personal newsletter. I wanted to produce a newsletter that has great content and is fun and valuable to you. Your constructive feedback is always welcome.

AND...whether you're thinking of buying, selling or financing real estate, or just want to stop by and say "Hi," I'd love to hear from you...

Ian Davidson
DRE#01257998
CENTURY 21
Masters
951-205-4165

Disclaimer: The information contained in this letter is intended for informational purposes. It should not substitute as legal, accounting, investment, medical or other professional services advice. Always seek a competent professional for answers to your specific questions. This letter is not intended to solicit real estate properties currently for sale.

"Who Else Wants To Win An Applebee's Gift Card?"

Guess who won last month's Trivia Question? I'm pleased to announce the lucky winner of last month's quiz. And the winner is ...drum roll please: Carlos Gomez.

What flying creature's old names have connections to both Darwin and a Harry Potter character?

- a) Bumblebee b) Butterfly c) Owl d) Raven

The answer is a) Bumblebee. Darwin, along with everyone else in the 19th century, called them "humble bees" for the humming sound they make when they fly. And in British English, they used to be called "dumbledores." So let's move on to *this* month's trivia question.

What is the highest grossing horror movie of all time, taking inflation into consideration (important!)?

- a) Friday the 13th b) Jaws c) It d) The Exorcist

**Call Me At 951-205-4165 OR Email Me At C21ian@yahoo.com
And You Could Be My Next Winner!**

Everyone who correctly answers the questions are put into a raffle and randomly selected.

Real Estate Corner...

Q. How do I get the best home for the lowest price?

A. Price is only one of several factors to consider when you purchase a home.

- **Preferences:** Make two lists with one outlining your needs and the other a list of your wants. Compare lists with other members of your family so you are agree on what's important before you start looking.
- **Budget:** Get pre-approved by a qualified loan officer before your search to find out what monthly mortgage payment is possible given your debt and income.
- **Location:** The "best" price is usually not the cheapest price. Desirable locations demand higher prices. But communities with higher prices also often retain their value the best.
- **Negotiation:** Inexperienced buyers sometimes want to "lowball" their initial offer. Too often they end up disappointed for a variety of reasons such as competition with other buyers, a negative reaction from the seller, and the need to start all over again if negotiations fail.

If you want to learn more, ask about my free consumer report titled, "**8 Secrets For Saving Thousands When Buying Your Next Home.**" This guide will save you time and money even if you're not planning to buy soon.

Do you have a real estate question you want answered? Feel free to call me at **951-205-4165**. Perhaps I'll feature your question in my next issue!

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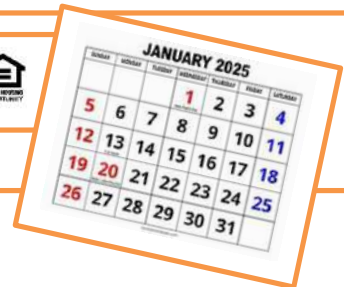
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IF YOU'RE NEW TO SEVEN HILLS AND NEED THE MAGNETIC HOLDER AND 2025 CALENDAR, LET ME KNOW AND I'LL GET YOU ONE AS WELL. THEY'VE ALWAYS BEEN SUPER POPULAR FOR KEEPING TRACK OF YOUR APPOINTMENTS, GROCERY LISTS ETC. THESE MAGNETIC REFRIGERATOR CALENDARS ARE SORT OF A TRADITION FOR SOME OF THE RESIDENTS IN SEVEN HILLS THAT STARTED OVER A DECADE AGO AND YOU'RE WELCOME TO JOIN THIS ANNUAL TRADITION.

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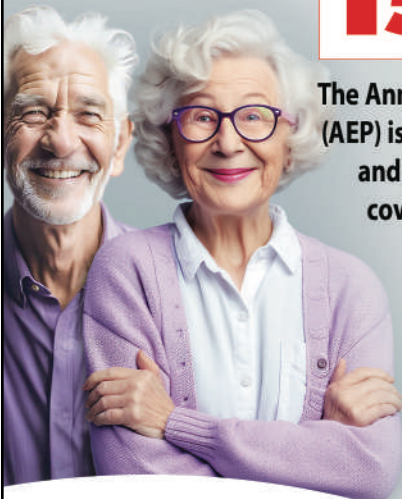


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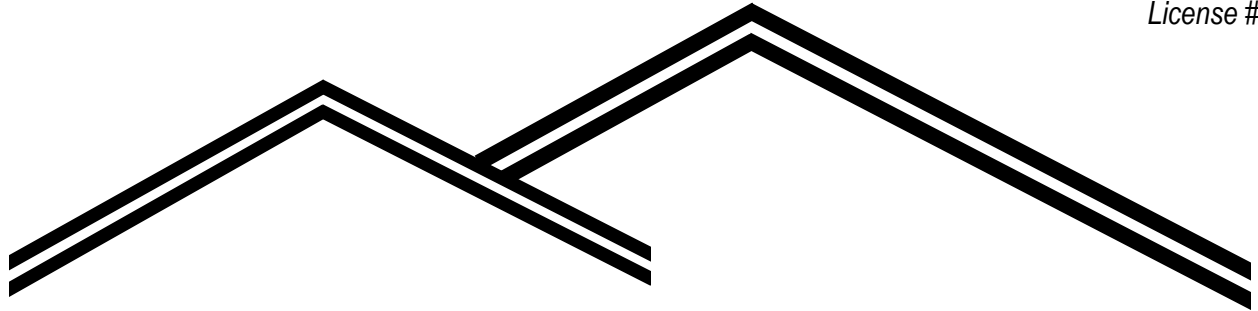
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4	3	2	5	8	7	9	1	6
7	1	8	6	9	4	3	5	2
9	6	5	1	2	3	4	7	8
2	9	1	8	7	5	6	3	4
8	4	6	2	3	1	5	9	7
5	7	3	9	4	6	8	2	1

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2	6	1	5	8	7	4	9	3
3	8	9	6	4	2	5	7	1
7	5	4	9	3	1	8	6	2
1	3	6	2	7	5	9	4	8
5	4	2	8	9	3	6	1	7
8	9	7	4	1	6	3	2	5
9	7	8	1	5	4	2	3	6
6	1	5	3	2	9	7	8	4
4	2	3	7	6	8	1	5	9

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7	9	1	8	3	5	6	2	4
2	5	6	4	7	1	8	3	9
8	3	4	6	2	9	1	7	5
4	8	9	5	1	3	7	6	2
5	6	3	2	8	7	9	4	1
1	7	2	9	6	4	5	8	3
3	2	8	1	5	6	4	9	7
6	4	5	7	9	2	3	1	8
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9	1	3	8	4	5	7	6	2
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3	5	4	6	2	1	8	9	7
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7	2	9	3	5	8	1	4	6

U	G	B	S	H	M	U	S	D	J	B	O	L	V	H	K	C	T	E
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Please present your articles, ads, photos, art, etc. in "PDF", "JPG" or "PNG" format (300 DPI) for best quality, and include your name and telephone number in case there are any questions regarding your submission.

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